



Los Angeles County  
Department of Regional Planning


*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

September 10, 2007

TO: Librarian  
Rosemead Library  
8800 Valley Blvd.  
Rosemead, CA 91770-1788

FROM: Donald Kress   
Regional Planning Assistant II  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, California 90012

**SUBJECT: TENTATIVE PARCEL MAP NO. 061869  
CSD MODIFICATION CASE NO. 2006-00005-(5)**

8375 Beverly Drive, San Gabriel, between Del Loma Avenue and Willard Avenue

The subject project is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on October 17, 2007.

Please have the materials listed below available to the public through October 29, 2007.

If you have any questions regarding this matter, please call Donald Kress in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

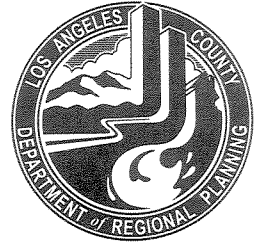
Thank you.

Attachments: 1. Copy of Tentative Parcel Map No. 061869 dated May 11, 2006.  
2. Land Use Map  
3. Notice of Public Hearing  
4. Draft factual  
5. Draft reports/recommendation  
6. Burden of Proof



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



## NOTICE OF PUBLIC HEARING FOR PROPOSED LAND DIVISION

Bruce W. McClendon FAICP  
Director of Planning

**TENTATIVE PARCEL MAP NO. 061869  
CSD MODIFICATION CASE NO. 2006-00005-(5)**

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on October 17, 2007, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

This project received a Class 15 Categorical Exemption pursuant to State and County Environmental Reporting Guidelines.

General description of proposal: The parcel map proposes to create three (3) single family lots on 0.54 acres. The applicant has also requested a modification to the East Pasadena-San Gabriel Community Standards District ("CSD") to reduce required street frontage to allow two (2) flag lots.

General location of property: 8375 Beverly Drive, San Gabriel, between Del Loma Avenue and Willard Avenue in the East San Gabriel Zoned District.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Donald Kress. You may also obtain additional information concerning this case by phoning Donald Kress at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning September 15, 2007, at the Los Angeles County Public Library, Rosemead Library, 8800 Valley Boulevard, Rosemead, CA, 91770. Selected materials are also available on the Department of Regional Planning website at "<http://planning.lacounty.gov/case.htm>."

**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

**"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para 3 lotes en 0.54 acres y un modificacion de distrito de estandartes comunitarios de East Pasadena-San Gabriel comunidad. La audiencia publica para considerar el proyecto se llevara acabo el 17 de octubre, 2007. Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."**

# VICINITY MAP



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Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET.  
The map should be interpreted in accordance with the disclaimer statement of GIS-NET.



0 170 340 ft.



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6433

**PARCEL MAP NO. 061869**

**CSD MODIFICATION CASE NO. 2006-00005-(5)**

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE 10-17-2007	

<b>APPLICANT</b> Hank Jong	<b>OWNER</b> Wei Cheng Lee	<b>REPRESENTATIVE</b> Hank Jong	
<b>REQUEST</b> <b>TENTATIVE PARCEL MAP:</b> To create three (3) single family lots on 0.54 acres <b>CSD MODIFICATION:</b> To modify the East Pasadena-San Gabriel Community Standards District requirement of required street frontage from 60 feet to 10 feet for two lots to allow two flag lots.			
<b>LOCATION/ADDRESS</b> 8375 Beverly Drive, San Gabriel, between Del Loma Avenue and Willard Avenue		<b>ZONED DISTRICT</b> East San Gabriel	
<b>ACCESS</b> Beverly Drive		<b>COMMUNITY</b> East Pasadena—San Gabriel	
		<b>EXISTING ZONING</b> R-1 (Single Family Residential—5,000 Square Foot Minimum Required Lot Area)	
<b>SIZE</b> 0.54 acres gross/0.42 net acres	<b>EXISTING LAND USE</b> Single family residence	<b>SHAPE</b> Rectangular	<b>TOPOGRAPHY</b> Flat
<b>SURROUNDING LAND USES &amp; ZONING</b>			
<b>North:</b> Single family residences and one duplex/R-1		<b>East:</b> Single family residences/R-1	
<b>South:</b> Single family residences/R-1		<b>West:</b> Single family residences/R-1	
<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>
Los Angeles Countywide General Plan	Low Density (1 to 6 du/ac)	3 du	Yes
<b>ENVIRONMENTAL STATUS</b> Categorical Exemption (Class 15)			
<b>DESCRIPTION OF SITE PLAN</b> The tentative parcel map dated May 11, 2006, depicts three (3) single family lots on 0.54 acres with two flag lots taking access from a combined 20 feet wide fee access strip. The project will contain three (3) single family lots. Lot 1 will be 6,034 square feet net area, Lot 2 will be 5,932 square feet net area, Lot 3 will be 6,228 square feet net area. The project includes the demolition of an existing house, garage, pool, and patio. 50 cubic yards of cut grading and 90 cubic yards of fill grading are proposed.			
<b>KEY ISSUES</b> <ul style="list-style-type: none"><li>• Within East Pasadena—San Gabriel CSD. Project must meet all requirements of the CSD, including minimum front yard depth, side yard setbacks, rear yard setbacks, and total lot coverage.</li><li>• Flag lots currently exist within a 500 foot radius of the subject property.</li></ul>			

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

\*(O) = Opponents (F) = In Favor

## COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements \_\_\_\_\_ 20 Acre Lots \_\_\_\_\_ 10 Acre Lots \_\_\_\_\_ 2½ Acre Lots \_\_\_\_\_ Sect 191.2

☒ Street improvements \_\_\_\_\_ Paving \_\_\_\_\_ Curbs and Gutters ☒ Street Lights  
☒ Street Trees \_\_\_\_\_ Inverted Shoulder \_\_\_\_\_ Sidewalks \_\_\_\_\_ Off Site Paving \_\_\_\_\_ ft.

☐ Water Mains and Hydrants☐ Drainage Facilities☒ Sewer☐ Septic Tanks☐ Other \_\_\_\_\_☒ Park Dedication "In-Lieu Fee" \$7,574.

## SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester &amp; Fire Warden

Parks &amp; Rec.

Health

Planning

## ISSUES AND ANALYSIS

**DRAFT CONDITIONS:**

1. Conform to the applicable requirements of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance), the area requirements of the R-1 zone, and the East Pasadena-San Gabriel Community Standards District.
2. Allow proposed Parcels no. 2 and 3 as flag lots with minimum 10 feet street frontage.
3. Label the common driveway as "Private Driveway and Firelane" on the final map.
4. Post the common driveway with "No Parking—Fire Lane" signs and provide for their continued enforcement. Submit a copy of the document to be recorded to the Department of Regional Planning for approval prior to final map approval.
5. A final parcel map is required for this land division. A parcel map waiver is not allowed.
6. The subdivider or the current owner shall plant at least one tree within the front yard of each residence. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the Director of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
7. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
8. In the event that any claim, action, or proceeding as described in the

**DEPARTMENT OF REGIONAL PLANNING  
TENTATIVE PARCEL MAP NO. 061869**

**MAP DATE 5-11-06**

condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation and the Los Angeles County Department of Public Health, in addition to Regional Planning.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 061869 (Rev.)

Page 1/2

TENTATIVE MAP DATED 05-11-2006

The following reports consisting of 8 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.



7. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Quitclaim or relocate easements running through proposed structures.
9. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
10. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
11. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
12. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 061869

REVISED TENTATIVE MAP DATED 05/11/06

**DRAINAGE CONDITIONS**

- 1 Approval of this map pertaining to drainage is recommended.

=====

**GRADING CONDITIONS:**

- 1 A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval. Plans must be approved to provide for proper distribution of drainage and for contributory drainage from adjoining properties.

Signature

  
ZACH HARTJES

Date 07/10/06 Phone (626) 458-4921

**County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925**

**DISTRIBUTION**  
☐ Geologist  
☐ Soils Engineer  
☒ 1 GMED File  
☒ 1 Subdivision

**PARCEL MAP** 61869  
**SUBDIVIDER** Wei Cheng Lee  
**ENGINEER** Hank Jong, EGL  
**GEOLOGIST** \_\_\_\_\_  
**SOILS ENGINEER** \_\_\_\_\_

**TENTATIVE MAP DATED** 05-11-06, 3rd Revision  
**LOCATION** San Gabriel  
**REPORT DATE** \_\_\_\_\_  
**REPORT DATE** \_\_\_\_\_


☐ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☐ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_, dated \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_."
- ☐ The Soils Engineering review dated \_\_\_\_\_ is attached.

☒ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ Soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- ☒ The Soils Engineering review dated 7/13/06 is attached.

Prepared by

  
Robert O. Thomas

Reviewed by



Date

07-12-06

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 6.0  
PCA LX001129  
Sheet 1 of 1

Tentative Parcel Map 061869  
Location Beverly Drive, San Gabriel  
Developer/Owner Wei Cheng Lee  
Engineer/Architect EGL Associates, Inc.  
Soils Engineer ---  
Geologist ---

DISTRIBUTION:

☐ Drainage  
☐ Grading  
☐ Geo/Soils Central File  
☐ District Engineer  
☐ Geologist  
☐ Soils Engineer  
☐ Engineer/Architect

Review of:

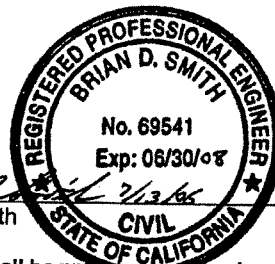
Revised Tentative Parcel Map Dated by Regional Planning 5/11/06  
Previous Review Sheet Dated 3/28/06

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://ladpw.org/gmed/manual.pdf>.
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by Brian D. Smith

Brian D. Smith

Date 7/13/06

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
P:\gmepubl\Soils Review\Smith\PR 61869, Beverly Drive, San Gabriel, TPM-A\_4.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Close any unused driveway along the property frontage on Beverly Drive with standard curb, gutter, and sidewalk.
2. Repair any displaced, broken or damaged curb, gutter, driveway apron, pavement, and sidewalk along the property frontage on Beverly Drive.
3. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
4. Install postal delivery receptacles in groups to serve two or more residential parcels.
5. Plant street trees along the property frontage on Beverly Drive to the satisfaction of Public Works.
6. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
7. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Beverly Drive to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building in the land division.
2. A sewer area study for the proposed subdivision (PC11906, dated 02-13-2006) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

*+10*  
Prepared by Julian Garcia  
pm61869s-rev3.doc

Phone (626) 458-4921

Date 07-12-2006

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purposed of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of Public Works.

*HW*  
Prepared by Juan M Sarda  
pm61869w-rev3.doc

Phone (626) 458-4921

Date 07-17-2006



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

P.P- Ramon

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 61869 Map Date May 11, 2006

C.U.P. \_\_\_\_\_ Vicinity Map Arcadia - 0171D

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as indicated on the submitted tentative map meets current standards.

Inspector: Janna Masi Date February 9, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

RC





# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 61869 Tentative Map Date May 11, 2006

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is \_\_\_\_ gallons per minute at 20 psi for a duration of \_\_\_\_ hours, over and above maximum daily domestic demand. \_\_\_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is \_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install \_\_\_\_ public fire hydrant(s). Upgrade \_\_\_\_ existing public fire hydrant(s).
- Install \_\_\_\_ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: \_\_\_\_
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: A new fire hydrant was installed in lieu of upgrading an existing fire hydrant.

hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. s shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

Inspector Janna Masi Date February 9, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 61869      DRP Map Date: 05/11/2006      SCM Date: / /      Report Date: 07/13/2006  
Park Planning Area # 42      WEST SAN GABRIEL VALLEY      Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$7,574

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,574 in-lieu fees.

Trails:

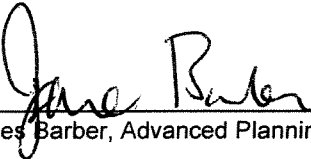
No trails.

Comments:

Proposed 3 detached residential condominium units, with credit for 1 existing house to be removed, net density increase of 2 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

  
James Barber, Advanced Planning Section Head

Supv D 5th  
July 13, 2006 07:14:37  
QMB02F.FRX



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 61869

DRP Map Date: 05/11/2006

SMC Date: / /

Report Date: 07/13/2006

Park Planning Area # 42

WEST SAN GABRIEL VALLEY

Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	2	0.02
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.02

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$378,708	\$7,574

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$378,708	\$7,574



BRUCE A. CHERNOF, M.D.  
Acting Director and Chief Medical Officer

FRED LEAF  
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.  
Director of Public Health and Health Officer

**Environmental Health**  
ARTURO AGUIRRE, Director

**Bureau of Environmental Protection**  
**Mountain & Rural/Water, Sewage & Subdivision Program**  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 · FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)

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July 13, 2006

RFS No. 06-0018433

Parcel Map No. 061869

Vicinity: San Gabriel

Addendum Letter Tentative Parcel Map Date: May 11, 2006 (3<sup>rd</sup> Revision)

The Los Angeles County Department of Health Services has no objection to this subdivision and **Tentative Parcel Map 061869** has been cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Sunny Slope Water Company**, a public water system, which guarantees water connection and service to all parcels. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV  
Mountain and Rural / Water, Sewage, and Subdivision Program

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

There are thirteen similar flag lot development in the site vicinity within 500-foot radius (see attached photographs with addresses of those flag lots). The flag lot development is common in the site neighborhood. The proposed 3 single-family flag lots will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area will not be detrimental to use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or there wise constitute a menace to the public health, safety or general welfare.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The project will be designed following the Los Angeles County design (CSD) for the yard, walls, fences, parking and other facilities. Setback requirements of the CSD will also be followed. Based on the proposed lot width and depth, adequate residential buildings can be designed on the proposed lot area.

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- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required

The project sit located on Beverly Dr. which has 60 feet wide will be able to handle the traffic flow, and it will not contribute significant burden to the public traffic accesses. The subject site will be adequately served by necessary utilities (sewer, water, Edison, gas and cable). Sewer area study and site drainage concepts were approved by County Public Works.

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